

Available Now

615 S Monroe
Mason City, IA 50401



FOR SALE or LEASE



Z6-R Industrial Zoning

108,633 SF

**Nicely Updated Tilt-up
Concrete Building on 10 Acres**

Big Box Rezoned to Industrial

High Visibility and Easy Access

\$5,000,000

\$46/SF \$5/SF NNN



Brett Schoneman
641-425-1233

brett@schonemanrealtors.com
1819 4th St. SW Mason City, IA 641-423-0500



Interior

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**13'9" to ACT with 44' x 34'
column spacing.**

**Updated Lighting and epoxy
floor throughout.**

**Showroom floor all served
with RTU heating and cooling.**

**Ceiling heights up to 25' with
alteration of ductwork.**



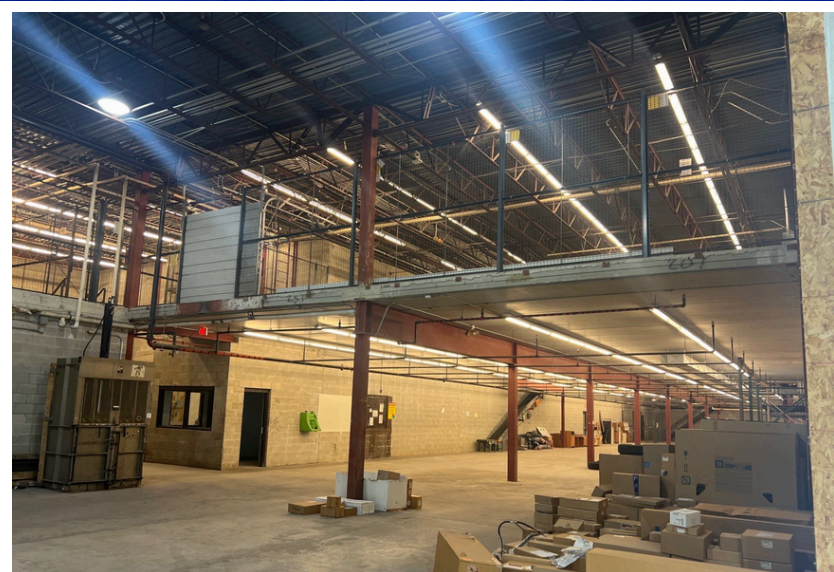
91,221 SF on Main Level

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Mezzanine Offices and Production Space

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17,412 SF on Mezzanine

**25' Deck throughout. Updated Fire Suppression
and Alarm Systems. Ample Electric Service.**



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Mezzanine Offices and Production Space

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17,412 SF on Mezzanine

Several Offices, Conference room, Lounge, bathrooms, and additional storage/production space.



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Great Site 10 Acres on Two Parcels

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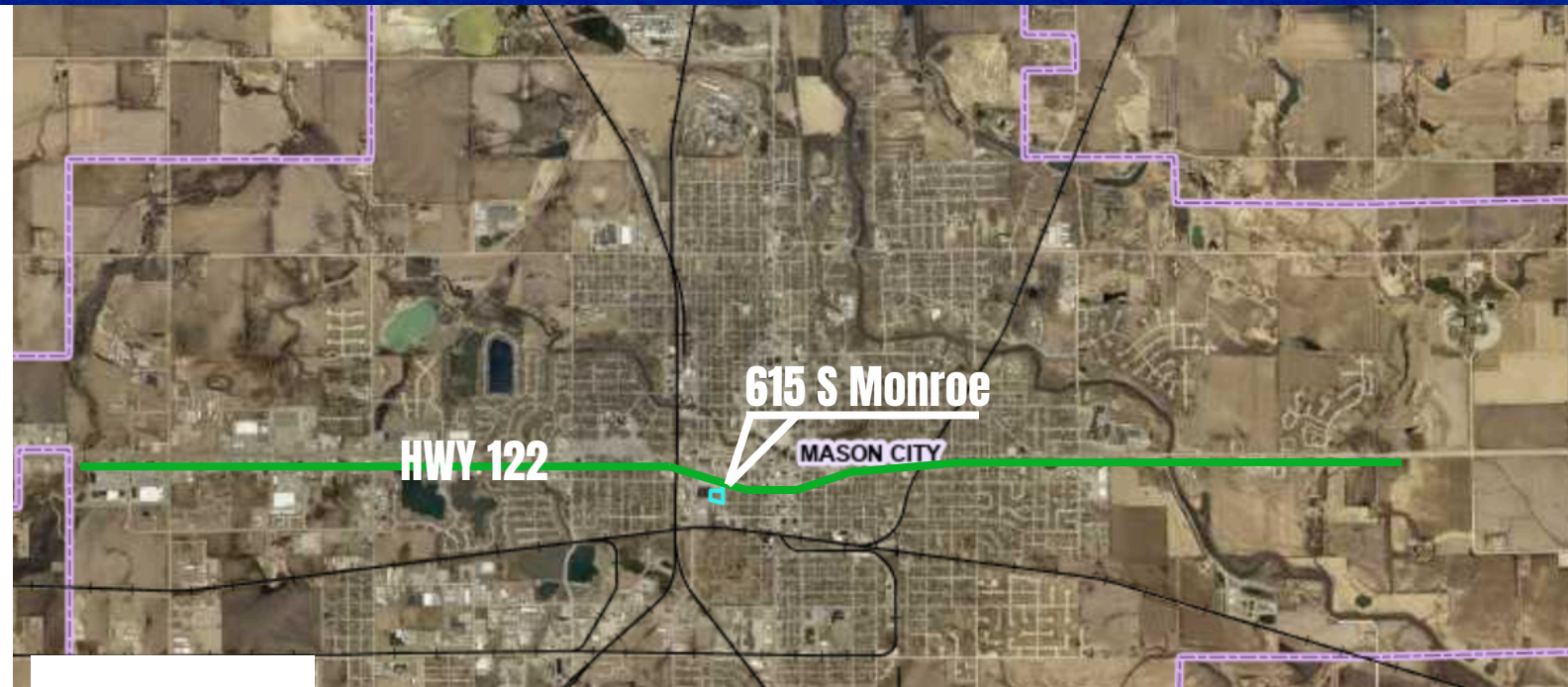
**Near 5 Acres of paving give good parking for any facility.
Additional 2.26 Acre parcel to the East included for addition or storage.**



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Great Access

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Directly on HWY 122--Main East/West Road



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